002.0	0001	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,200 / 833,200
					USE VALUE:	833,200 / 833,200
					ASSESSED:	833,200 / 833,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119	-121	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PELLEGRINO GRACE/TRUSTEE
Owner 2:	PELLEGRINO REALTY TRUST
Owner 3:	
Street 1:	119 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PELLEGRINO GRACE/TRUSTE -
Owner 2:	PELLEGRINO REALTY TRUST -
Street 1:	119 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1963, having primarily Vinyl Exterior and 2640 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	352,600	600	480,000	833,200
Total Card	0.138	352,600	600	480,000	833,200
Total Parcel	0.138	352,600	600	480,000	833,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.61 | /Parcel: 315.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 1367
GIS Ref:
GIS Ref:
Insp Date: 09/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0001-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	352,600	600	6,000.	480,000	833,200	833,200	Year End Roll	12/18/2019
2019	104	FV	317,300	600	6,000.	510,000	827,900	827,900	Year End Roll	1/3/2019
2018	104	FV	317,300	600	6,000.	372,000	689,900	689,900	Year End Roll	12/20/2017
2017	104	FV	293,200	0	6,000.	324,000	617,200	617,200	Year End Roll	1/3/2017
2016	104	FV	293,200	0	6,000.	276,000	569,200	569,200	Year End	1/4/2016
2015	104	FV	247,100	0	6,000.	270,000	517,100	517,100	Year End Roll	12/11/2014
2014	104	FV	247,100	0	6,000.	222,000	469,100	469,100	Year End Roll	12/16/2013
2013	104	FV	257,300	0	6,000.	211,200	468,500	468,500		12/13/2012

!136!

PRINT

Date	Time
12/10/20	16:00:23

LAST REV

Date	Time
10/11/17	10:58:46

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 136

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PELLEGRINO GRAC	27386-502		6/17/1999	Family		No	No		
PELLEGRINO GRAC	27386-502		6/13/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	1367
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2017	Inspected	HS	Hanne S
8/25/2017	MEAS&NOTICE	HS	Hanne S
1/6/2009	Meas/Inspect	189	PATRIOT
9/21/1999	Meas/Inspect	163	PATRIOT
8/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 480,000 | Spl Credit | Total: 480,000

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	Average
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.14528298
Const Adj.:	0.99495000
Adj $ / SQ:	159.530
Other Features:	115013
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	510953
Depreciation:	158396
Depreciated Total:	352558

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

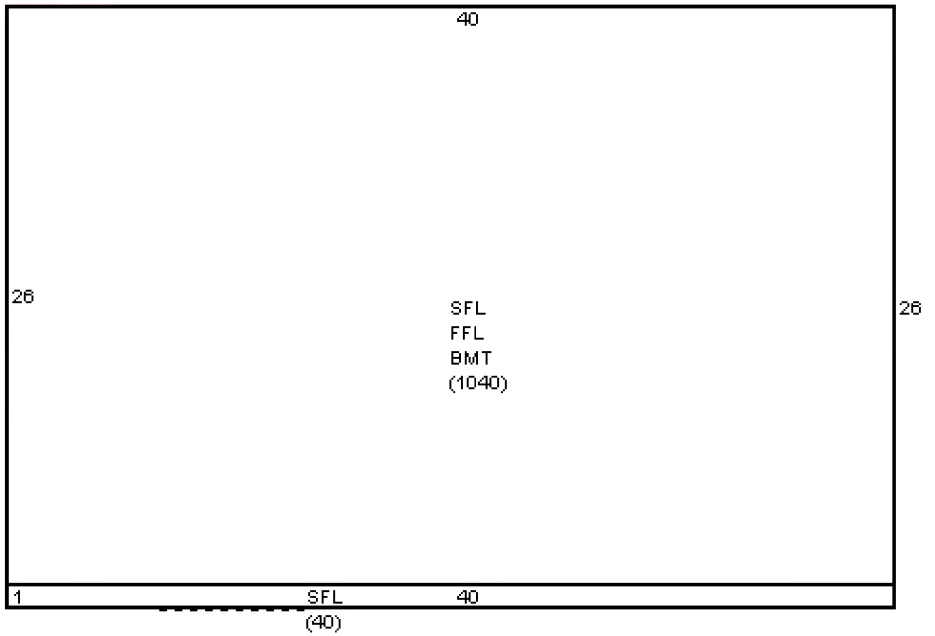
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	159.53
Special Features:	0	Val/Su Net:	111.58
Final Total:	352600	Val/Su SzAd	166.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,080	159.530	172,292
BMT	Basement	1,040	55.520	57,737
FFL	First Floor	1,040	159.530	165,911

Net Sketched Area:	3,160			Total:	395,940
Size Ad	2120	Gross Are	3160	FinArea	2640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0001-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	104						
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600